



**REQUIREMENTS FOR STATE LICENSED FACILITIES  
WITH LESS THAN SIX AMBULATORY/NON-AMBS/OR BEDRIDDEN  
CLIENTS  
R-3.1 OCCUPANCY**

**DATE:** May 1, 2012

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**APPROVED BY:** B. Schellhous

**There are requirements set forth by California Code of Regulations (CCR), 2010 California Fire Code (CFC) and 2010 California Building Code (CBC). The above referenced sections from the California Building Code (CBC) are defined as follows:**

**R-3.1** - Residentially-based, licensed facilities accommodating six (6) or less non ambulatory, ambulatory or bedridden clients.

**The City of Riverside Fire Department will approve your license only when these requirements have been met.**

**Construction:**

1. R-3.1 occupancies where non-ambulatory clients are housed above the first story, having more than two stories in height or having more than 3,000 square feet of floor area above the first floor shall not be of less than one-hour fire resistive construction throughout. (CBC, Sec. 425.3.2)
2. R-3.1 occupancies shall be provided with a non-fire resistance constructed floor separation at stairs which will prevent the smoke migration between floors. Construction shall be equivalent to 1/2 -inch gypsum wallboard on one side of the wall studs. Doors within the floor separation the door glazing shall not exceed 1296 square inches with no dimension greater than 54 inches. Such doors shall be protected by positive latching, smoke gasketed doors that are automatic self-closing by smoke detection. A floor separation need not be provided if at least one exterior exit door is provided from each floor occupied by clients or if the building is protected by an automatic fire sprinkler system. (CBC, Sec. 425.8.7, see exceptions)

**Non-ambulatory:**

1. In R-3.1 occupancies of non-rated construction, bedrooms used by non-ambulatory clients shall exit to the exterior in one of the following methods: (CBC, Sec. 425.8.3.2)
  - a. Through a corridor/hallway exiting directly to the exterior.

- b. Through a corridor/hallway and into another bedroom, in the immediate area, which exits directly to the exterior.
  - c. A direct exit door from the bedroom to the exterior.
  - d. An exit through an adjacent bedroom to the exterior.
- 2. Hallways shall be separated from common areas by a solid wood door not less than 1 3/8 inch in the thickness and maintained self closing. (CBC, Sec. 425.8.3.2)
- 3. Interior changes in level up to 0.25 inch may be vertical and without edge treatment. Changes in level between 0.25 and 0.5 inch shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal. Changes greater than 0.5 inch shall be accompanied by means of a ramp. Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 unit's horizontal (8-percent slope). (CBC Sec. 425.8.5)
- 4. For exterior ramps contact Building and Safety for requirements.

### **Bedridden:**

- 1. Group R-3.1 housing bedridden client, a direct exit to the exterior of the residence shall be provided from the client sleeping room. (CBC, Sec. 425.8.3.3)

Doors to the clients sleeping room shall be self-closing, positive latching 1 3/8 inch solid wood door. Provide a gasket to seal the door around the jam on both sides and across the top. Every required exit doorway shall be not less than 3 feet in width and not less than 6 feet 8 inches in height. (CBC Sec. 425.8.3.3)

Doors from a bedridden client's rooms shall be readily openable without the use of a key or special knowledge or effort. (CBC, Sec. 425.8.3.3)

- 2. Group R-3.1 occupancies housing a bedridden client shall comply with interior wall and ceiling finish requirements specified for Group I-2 occupancies in Table 803.5 (CBC, Sec. 425.6.1)
- 3. Clients who become temporarily bedridden may continue to be housed in R-3.1 occupancies. The operator must, within 48 hours, inform the Fire Department of the length of time the resident will remain bedridden. (CBC, Sec. 425.2.3)
- 4. Bedridden clients shall not be located above the first floor. (CBC, Section 425.3.4)

### **Exits:**

- 1. Exits through adjoining dwelling units are not permitted. (2007 CBC Sec. 425.8.3.1)
- 2. R-3.1 occupancies shall have a minimum two remotely located exits. (CBC Sec. 425.8.2.1)
- 3. Exits shall not pass through more than one intervening room. Required exits shall not pass through kitchens, storerooms, closets or spaces used for similar purposes such as garages. Exits may pass through kitchens that do not form separate rooms. (CBC, Sec. 425.8.3.4)

4. R-3.1 occupancies may continue to use existing stairways if the stairways have a minimum width of 30 inches, a maximum rise of 8 inches and a minimum run of 9 inches. (CBC Sec. 425.8.6.2)

**Fire Protection:**

1. In new construction and in newly classified Group R-3.1 occupancy and all facilities having a bedridden client, smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. All smoke alarms shall be electrically interconnected and audible throughout the facility. Smoke alarms shall be provided throughout all areas for living, sleeping or eating, except kitchens. (CBC Sec. 907.2.11.2, 907.2.11.2.2, 907.2.11.3, 907.2.11.4)
2. Group R-3.1 fire sprinkler system is not required, not housing bedridden clients, not housing non-ambulatory clients above the first floor and not housing clients above the second floor. (CBC, Sec. 903.2.8)
3. Protective social care facilities which house persons who are hearing impaired, shall be provided with notification appliances for the hearing impaired installed in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms. (CBC, Sec. 907.5.2.3.5)
4. At least one fire extinguisher with a minimum rating of 2A-10BC shall be provided with a maximum travel distance of 75 feet. (2007 CBC, Sec. 906)

**Other:**

1. The amount of flammable and combustible liquids stored in R-3.1 occupancies shall not exceed the amounts needed for maintenance purposes or operation of equipment. (2007 CFC Sec. 3405.3.5.2)
2. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall be placed on a contrasting background. (2007 CFC Sec. 505)
3. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches thick. Doors shall be self-closing and self-latching. (2007 CBC, Sec. 406.1.4 #1)

If you have any questions, please contact the Fire Prevention Division.

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